

**WELWYN HATFIELD BOROUGH COUNCIL  
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

**DELEGATED APPLICATION**

**Application No:** 6/2016/2012/HOUSE  
**Location:** 97 Bramble Road Hatfield AL10 9SB  
**Proposal:** Erection of single storey front extension, porch and first floor side extension  
**Officer:** Mr D Elmore

**Recommendation:** Granted

6/2016/2012/HOUSE

<b>Context</b>	
<b>Site and Application description</b>	<p>The application site is located to the south of Bramble Road. The site comprises of a two storey semi-detached dwellinghouse with an attached garage located on an irregular shaped plot.</p> <p>This area of Bramble Road comprises mainly of semi-detached dwellings of a similar design, size and appearance to that of the application dwelling. A number of dwelling feature both two storey and first floor extensions.</p> <p>Planning permission is sought for the erection of a two storey side extension, single storey front extension and single storey rear extension.</p>
<b>Constraints (as defined within WHDP 2005)</b>	<p>PAR - PARISH (HATFIELD)            Wards - Hatfield Villages            WCCF - Watling Chase Community Forest</p>
<b>Relevant planning history</b>	<p>Application number: S6/2011/2782/FP            Decision: Granted            Proposal: Erection of single storey rear extension, first floor side and single storey front extensions and loft conversion with skylight windows to front, side and rear elevations</p> <p>Application number: S6/2010/2999/FP            Decision: Refused            Proposal: Erection of single storey rear extension, first floor side and single storey front extensions, loft conversion with front, side and rear rooflights</p> <p>Application number: S6/1979/0232/            Decision: Granted            Proposal: Extension to garage</p>
<b>Consultations</b>	

<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Publicity</b>	Town Council, relevant neighbours and Councillors notified		
<b>Summary of neighbour responses</b>	No responses		
<b>Town / Parish representations</b>	No response		
<b>Consultees and responses</b>	1. Councillor Lynne Sparks – no response 2. Councillor Howard Morgan – no response 3. Councillor Duncan Bell – no response		
<b>Relevant Policies</b>			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14 Others: Supplementary Design Guidance, Supplementary Planning Guidance – Parking Standards, Interim Policy for Car Parking Standards and Garage Sizes			
<b>Main Issues</b>			
<b>Is the development within a conservation area?</b>			
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
<b>Would the significance of the designated heritage asset be conserved or enhanced?</b>			
<input type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment</b> (if applicable): N/A			
<b>Would the development reflect the character of the area?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Comment</b> (if applicable):  It is noted that planning permission was granted under planning reference: S6/2011/2782/FP for an identical single storey front and two storey side extension and larger single storey rear extension to that proposed under this application. Relevant local planning policy has not changed since the determination of this application. The NPPF has since been enacted however is in line with relevant local policies. As such, this permission forms a material planning consideration in the planning assessment.			
<b>Would the development reflect the character of the dwelling?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment</b> (if applicable):  Subject to external materials matching that of the host dwelling. This can be secured through planning condition.			
<b>Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			
<b>Comment</b> (if applicable):  Subject to the first floor window facing No. 95 Bramble Road being glazed in obscure glass and with restricted opening, in order to protect the levels of privacy currently enjoyed by the occupiers of this adjacent property. This can be secured through planning condition.			
<b>Would the development provide / retain sufficient parking?</b>			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A			

<b>Comment</b> (if applicable):	
<b>Any other issues</b>	None
<b>Conclusion</b>	
Subject to the suggested planning conditions, the proposed development would respect the character of the area, reflect the design of the host dwelling, preserve the amenity of adjacent occupiers and maintain car parking standards. Accordingly, the development complies with policies GBSP2, D1, D2 and M14 of the Welwyn Hatfield District Plan 2005, Supplementary Design Guidance of the Welwyn Hatfield District Plan 2005, Supplementary Planning Guidance – Parking Standards 2004, Interim Policy for Car Parking Standards and Garage Sizes 2014 and National Planning Policy Framework 2012.	

**Conditions:**

1. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Location Plan (1:1250), received 27 September 2016; BR101-1 Revision R2, BR101-5 Revision R2, BR101-10 Revision R2, BR102-1 Revision R2, BR102-2 Revision R2, BR102-5 Revision R2 & BR102-10 Revision R2, received 27 October 2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

2. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

3. The first floor side window of the proposed development facing No. 95 Bramble Road shall be glazed with obscured glass and shall be fixed so as to be incapable of being opened below a height of 1.8 metres above floor level, and shall be retained in that form thereafter.

REASON: To protect the residential amenity of adjoining occupiers in accordance with Policy D1 of the Welwyn Hatfield District Plan 2005.

1. **POSITIVE AND PROACTIVE STATEMENT**

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

**Informatives:**

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.

**Determined By:**

Mr A Mangham  
19 December 2016